



Building a Better World
for All of Us®

June 4, 2021

RE: Response to City Comments
New Horizon Academy – Parker, CO
SEH No.: NHOAC 156217
Case No.: SP20-081 New Horizon Daycare Site Plan –
Planning Review 3

Krista Flynt
Planner
City of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138
Ph: 303.805.3331
kflynt@parkeronline.org

Dear Krista,

Please find below a list of our written response to each of the comments or further clarifications to the documents for the New Horizon Academy Daycare Facility located in Parker, CO.

General Project Comments:

1. Comment is noted.
2. Comment is noted.
3. Comment is noted.
4. Comment is noted.
5. Comment is noted.
6. Comment is noted.
7. Comment is noted.

Site Plan and Project Details:

1. Per conversations held on June 3, 2021, the building elevations have been updated using greater quantity of 'high quality materials'. Parapet and window arrangements on the northwest corner have been revised to be symmetrical to the other corners on the respective facades.
2. Comment is noted.

Outside Referral Agency Comments:

Town of Parker – Stormwater (Drainage Report), Environmental (Construction Plans), Civil (Drainage Report), Civil (Traffic Impact Study), Civil (Construction Plans), Civil (Site Plan), Stormwater (Construction Plans) – Tyler Sandt – Development Review Engineer; Michael Walton – Project Engineer

1. Easements will be finalized following site approval
2. Traffic letter will be stamped when all other site plans are
3. Comment is noted.
4. Comment is noted.

Town of Parker – Fire Life Safety

Unresolved Comments

1. No vertical construction will occur until curb and gutter and first lift of asphalt are installed
2. Water lines have been designed in conjunction with Fire and Life Safety and PWSD
3. Comment has been addressed with previous submittal
4. The distance has been added to the plans and the water line has been redesigned
5. Signature block has been added to the overall utility plan sheet
6. Water lines have been designed in conjunction with Fire and Life Safety and PWSD
7. A plan of the Sprinkler Riser Room has been provided. Exterior access into the riser room with access into the building through the riser room has been provided. The FACP has been shown in the attached plan along with the required clearances. The FACP is located on an interior wall.
8. Comment has been addressed with previous submittal
9. Per conversations held on June 3, 2021, an additional gate between the playgrounds has been added. The gate that was located at the north of the norther playground has been removed. All gates will be equipped with panic hardware egress hardware
10. Comment has been addressed
11. Comment has been addressed with previous submittal

Underground Fire Lines – Submittal Requirements

- 4.1.3 All joints on the fire line have been designated as restrained with mega-lugs

Parker Water and Sanitation District – Drayton Sanderson - Engineering Technician

1. SIA will be submitted following site design approval
2. Engineers estimate will be submitted following site design approval
3. Site layout was changed from what is reflected in this easement exhibit, easements were modified to reflect updated site design
4. Additional gate valve was added between the taps
5. Comment is noted
6. Comment is noted
7. Comment is noted
8. Comment is noted

Parker Water and Sanitation District Plan Comments:

Sheet U1.0 – Overall Utility Plan

1. Easement has been modified to reflect revised design of site water piping.
2. Gate valve was added between fire line and water main taps.
3. Irrigation line was reduced to a 1"

Plan Redlines:

Sheet C0.0

1. Numbered triangles and clouds were removed from all pages
2. Soil note was removed from this sheet
3. Site distance certification was removed from this sheet

Sheet C0.1

1. This sheet was removed from this set

Sheet C1.1

1. Added canopy outline to sheet
2. Added dumpster outline to sheet
3. Parking information was added back to this sheet
4. Setbacks were updated as shown in the comments

Sheet C1.2

1. EUSERC cabinet was noted as needing paint
2. Inlet was labeled
3. Electrical transformer note includes screen requirement
4. Sheet references were removed from keynotes but labels were left

Sheet C1.3

1. Keynotes were updated to remove reference to sheets not in this plan set, however labels were left as they provide information about what is on the sheet.
2. Radius table was removed
3. General notes were removed
4. Dumpster and building awning outlines were added
5. Information from sheet C5.0 was transferred to this sheet

Sheet C1.4

1. Note was revised to provide clarity that profile referred to is the retaining wall

Sheet C1.5

1. Wall lengths and heights were added to profiles.
2. Representative wall and fence elevation was added to sheet

Sheet C5.0

1. Parking information was removed from this sheet
2. Parking dimensions were moved to sheet C1.3

Sheet A2.1

1. West elevation corner element has been revised to match all other corners.
2. Yellow accent trim has been revised to blue.
3. White vertical trim has been removed.
4. Brick veneer has been removed and stone veneer has been raised up to blue accent trim.
5. Height and length of trash enclosure walls have been added
6. Exterior materials board has been added to the Site Plan Set, Sheet A2.6.
7. An Exterior Finish Schedule has been added to Sheet A2.2.

Sheet A2.2

1. Cornices have been revised to return at the ends of parapets.
2. A transparency table has been provided.

Sheet A2.3

1. Cornices have been revised to return at the ends of parapets.

Sheet A2.6

1. Sheet A2.6 – Exterior Materials Board has been added.

Sheet L1.01

1. Parking Lot islands have been updated.
2. Fence gates have been labeled on plan.
3. Trees added at 40' on center in boulevard.
4. Parking lot screening has been added throughout.
5. Enhanced landscaping has been added around vertical element.
6. Vertical element has been moved closer to sidewalk.
7. Developer plants have been labeled.
8. Dumpster outline has been added.
9. Transformer box doors have been added.
10. Property boundary bolded on Landscape sheets.
11. Minimum evergreen tree ratio has been met.
12. All tables have been modified to read more clearly.
13. Minimum living requirement has been addressed.
14. Street trees have been added. Perimeter and streetscape tree comment has been noted.
15. Code text has been added to Parking Lot Interior table.
16. Comment is noted, no trees have been double counted for perimeter requirement.
17. Size of boulder has been increased to accommodate two feet of height above grasses.

If you need further information or have any questions, please feel free to contact me at 240.682.4860 or email dswartzwelder@sehinc.com.

Sincerely,
SHORT ELLIOTT HENDRICKSON INC.



David Swartzwelder
Lead Technician